

**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

**October 17, 2013**



**RP13-21: proposed Replat of Lot 1 in Block 5 of North Garden Acres Addition**

**SIZE AND LOCATION:** 0.5261 acres of land located at the northeast corner of Broadmoor Drive and East North Avenue

**EXISTING LAND USE:** single-family residence

**ZONING:** Residential District – 5000 (RD-5)

**APPLICANT(S):** Lawrence F. Guseman III

**AGENT:** ATM Surveying – Adam Wallace

**STAFF CONTACT:** Maggie Dalton, Staff Planner



**BACKGROUND:**

The applicant is proposing to replat a single-family residential lot on 0.5261 acres of land into two single-family residential lots (proposed Lots 1R and 2R) being 0.2196 acres and 0.3065 acres in size, respectively. The existing single-family home and accessory structure on the subject property are proposed to be demolished. This replat triggers the requirement for parkland dedication and development fees for the additional lot and the construction of a new sidewalk along Broadmoor Drive.

**RECOMMENDATION:**

The proposed replat conforms to all requirements of applicable codes and ordinances. The Site Development Review Committee and staff recommend **approving** this proposed replat.